

CITY of HALF MOON BAY

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	11,100
Annual Single-Family Units Permitted (1996-98, Avg.):	23
Annual Multi-Family Units Permitted (1996-98, Avg.):	0
Total Annual Residential Units Permitted (1996-98, Avg.):	23

ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input checked="" type="checkbox"/> 1. Planning Department Plan Check Fees	Y	<input type="checkbox"/> 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	Y	<input checked="" type="checkbox"/> 15. Local Traffic Mitigation Fees	N
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	N	<input type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	-
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	N	<input checked="" type="checkbox"/> 17. Fire Service Fees	N
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees		<input checked="" type="checkbox"/> 18. Police Service Fees	N
<input checked="" type="checkbox"/> 6. Grading Permit Fees		<input type="checkbox"/> 19. Public Safety Fees	-
<input checked="" type="checkbox"/> 7. Electrical Permit Fees	N	<input checked="" type="checkbox"/> 20. School District Fees	Y
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	N	<input type="checkbox"/> 21. School District Mitigation Fees	-
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	N	<input type="checkbox"/> 22. Community / Capital Facility Fees	-
<input type="checkbox"/> 10. Electricity / Gas Connection Fees	-	<input checked="" type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	N
<input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees	N	<input checked="" type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	N
<input checked="" type="checkbox"/> 12. Storm Drainage Connection Fees	N	<input checked="" type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu Fees	N
<input checked="" type="checkbox"/> 13. Water Connection Fees	N	<input checked="" type="checkbox"/> 26. Special Assessment District Fees	N

iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	at City Council discretion
Affordable Housing Fee Waiver	at City Council discretion
Senior Housing Fee Reduction	at City Council discretion
Senior Housing Fee Waiver	at City Council discretion

Fee Types Reduced or Waived: impact and development fees

iv. Use of Mello-Roos in this Jurisdiction:

single-family	not used
multi-family	not used

v. Nexus Reports

-City Council Findings (1998) - master fee list

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction? Yes

ii. Expected Location of Model in this Jurisdiction: North Half Moon Bay
Highway 1 & Young Avenue

iii. Expected Environmental Assessment Determination: Full EIR

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-full street & utility installation, curb, gutter, sidewalk, utility undergrounding, street lights, traffic lights
-Internal Site Improvements:	-street, easement & infrastructure dedic'n req'd; full street & infrastructure dev't, utility undergrounding, curb, gutter, sidewalk, street lights, trails, bridge or stairs down to beach, non-intrusive landscaping, beach access dedication
-Common Amenities / Open Space:	-25% open space requirement + fees
-Project Management Requirements:	-Conditions of Approval; Home Owners Association
-Typical Reporting:	-geotechnical, hydrology, archaeological, wetlands, biological, traffic, noise, lighting & glare, aesthetics/visual analysis

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	130.00
Private Garage Valuation Price per Sq. Ft.	30.00
Total Valuation per Unit	337,000
Total Valuation per 25 Unit Subdivision Model	8,425,000

vi. Planning Fees:

Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	deposit	2,976
Zone Change Application Fee	deposit	2,976
Planned Development Review Fee	deposit	2,976
Tentative Subdivision Map Fee	flat (includes both planning & engineering)	5,650
Site & Design Review Fee	deposit	1,770
Environmental Assessment + EIR	110,000 estimate + 20% overhead/review fee	132,000
Coastal Development Permit (PUD)	deposit	1,625
Administrative Record Compilation Fee	estimate of legal costs @ 300/hr	5,000
Subtotal Planning Fees		154,973

vii. Plan Check, Permit & Inspection Fees

Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	55,800
Building Plan Check Fee	65% of Bldg Permit	36,270
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	843
Fire Dept Plan Check Fee	30/hr - 1 hr typ/unit	750
Fire Dept Inspection Fee	3 insp'n/unit @ 30ea	2,250
Engineering Plan Check - Consultant	estimate of time = 20 hrs @ 132/hr	2,640
Engineering Inspection Fee	included in Bldg Permit	-
Grading Plan Check Fee	1994 UAC	44
Grading Permit Fee	1994 UAC	290
Electrical Permit Fee	1994 UAC	3,675
Plumbing Permit Fee	1994 UAC	2,769
Mechanical Permit Fee	1994 UAC	1,444
Blueprint / Copy Fee	1.00 / sheet	30
Subtotal Plan Check, Permit & Inspection Fees		106,805

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
School District - Cabrillo USD Sterling Fee	1.93 / sf	4,825	120,625
Coastside Water District Connection Fee	flat per 5/8" meter	6,970	174,250
Coastside Water District Meter Fee	flat per 5/8" meter	200	5,000
Granada Sanit'n Dist - Project Application Fee	flat per project		100
Granada Sanit'n Dist - Sewer Connection Fee	flat per unit	6,220	155,500
Granada Sani'n Dist - Sewer Assess't Dist Fee	flat per unit	8,371	209,275
City - Storm Drainage Fee	.08/sf of lot (based on avg lot) = 554.40/unit		13,860
City - Capital Outlay Fee	per bedroom schedule	101	2,525
City - Traffic Mitigation Fee	flat per unit	1,825	45,625
City - Park Facility Development Fee	990/bdrm	3,960	99,000
Subtotal Infrastructure, Impact & District Fees			825,760

ix. Totals

Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above)	1,087,538
Total Fees per Unit (total from above / 25 units)	43,502

C. SINGLE-FAMILY INFILL UNIT MODEL

i. Project Typical for Jurisdiction?	Yes
ii. Expected Location of Model in this Jurisdiction:	Central Half Moon Bay Kelly Avenue west of Highway 1
iii. Expected Environmental Assessment Determination:	Categorical Exemption
iv. Typical Jurisdictional Requirements for this Model:	

-Site Improvements	-match existing neighborhood infrastructure standard
-Typical Reporting	-geotechnical, hydrology, wetlands, biologic, aesthetics/visual analysis

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	130.00
Private Garage Valuation Price per Sq. Ft.	30.00
Total Valuation per Model	337,000

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
Coastal Dev't Permit Fee	flat		1,625
Subtotal Planning Fees			1,625

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	2232	2,232
Building Plan Check Fee	65% of Bldg Permit	1450.80	1,451
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	33.70	34
Fire Dept Plan Check Fee	30/hr - 1 hr typ/unit	30	30
Fire Dept Inspection Fee	3 insp'n/unit @ 30ea	90	90
Engineering Plan Check/Inspection Fee	-included in Bldg Permit		-
Grading Plan Check Fee	1994 UAC		44
Grading Permit Fee	1994 UAC		186
Electrical Permit Fee	1994 UAC	147	147

Plumbing Permit Fee	1994 UAC	110.75	111
Mechanical Permit Fee	1994 UAC	57.75	58
Blueprint / Copy Fee	1.00 / sheet		15
Subtotal Plan Check, Permit & Inspection Fees			4,398

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
School District - Cabrillo USD Sterling Fee	1.93 / sf	4,825	4,825
Coastside Water District Connection Fee	flat per 5/8" meter	6,970	6,970
Coastside Water District Meter Fee	flat per 5/8" meter	200	200
HMB Sewer Treatment Plant Buy-In Fee	flat per unit	14,729	14,729
HMB Sewer Collection Buy-In Fee	flat per unit	1,110	1,110
City - Storm Drainage Fee	.08/sf of lot (based on avg lot)		480
City - Capital Outlay Fee	per bedroom schedule	101	101
City - Traffic Mitigation Fee	flat per unit	1,825	1,825
City - Park Facility Development Fee	990/bdrm	3,960	3,960
Subtotal Infrastructure, Impact & District Fees			34,200

ix. Totals

Total Fees for Single-Family Infill Unit Model (total of subtotals above)	40,223
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D. 45 UNIT MULTI-FAMILY MODEL

i. Project Typical for Jurisdiction?	Yes
ii. Expected Location of Model in this Jurisdiction:	South Half Moon Bay Wavecrest Road west of Highway 1
iii. Expected Environmental Assessment Determination:	Full EIR
iv. Typical Jurisdictional Requirements for this Model:	

-Off-Site Improvements:	-full street & utility installation, curb, gutter, sidewalk, utility undergrounding, street lights, traffic lights
-Internal Site Improvements:	-no street dedication req'd; easement and infrastructure dedic'n req'd; full street & infrastr. devt, utility undergrounding, curb, gutter, sidewalk, street lights, trails, access to beach, non-intrusive landscaping, beach access dedication
-Common Amenities / Open Space:	-25% open space requirement + fees
-Affordable Housing Dedication:	-20% of units dedicated for low-income housing = 9 units
-Project Management Requirements:	-Conditions of Approval;
-Typical Reporting:	-geotechnical, hydrology, archaeological, wetlands, biological, traffic, noise, lighting & glare, aesthetics/visual analysis

v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	110.00
Private Garage Valuation Price per Sq. Ft.	30.00
Total Valuation per Unit	116,000
Total Valuation per 45 Unit Multi-Family Development Model	5,220,000

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
Application / Filing Fee	flat		667
General Plan Amendment Fee	deposit		2,976
Zone Change Application Fee	deposit		2,976

Planned Development Review Fee	deposit	2,976
Site & Design Review Fee	deposit	1,770
Development Agreement Fee	estimate	90,000
Environmental Assessment + EIR	110,000 estimate + 20% overhead/review fee	132,000
Coastal Development Permit (PUD)	deposit	1,625
Administrative Record Compilation Fee	estimate of legal costs @ 300/hr	5,000
Subtotal Planning Fees		239,990

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n per bldg		31,382
Building Plan Check Fee	65% of Bldg Permit		20,398
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	11.60	522
Fire Dept Plan Check Fee	30/hr - 1 hr typ/bldg	6 bldgs	180
Fire Dept Inspection Fee	3 insp'n/bldg @ 30ea	6 bldgs	540
Fire Dept Sprinkler Plan Check Fee	105 flat/bldg + .50/head		855
Engineering Plan Check - Consultant	estimate of time = 40 hrs @ 132/hr		5,280
Engineering Inspection Fee	included in Bldg Permit		-
Grading Plan Check Fee	1994 UAC		44
Grading Permit Fee	1994 UAC		264
Electrical Permit Fee	1994 UAC	77	3,465
Plumbing Permit Fee	1994 UAC	93.25	4,196
Mechanical Permit Fee	1994 UAC	57.75	2,599
Blueprint / Copy Fee	1.00 / sheet		30
Subtotal Plan Check, Permit & Inspection Fees			69,755

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
School District - Cabrillo USD Sterling Fee	1.93 / sf	1,930	86,850
Coastside Water District Connection Fee	flat per 5/8" meter	6,970	313,650
Coastside Water District Meter Fee	flat per 5/8" meter	200	9,000
HMB Sewer Treatment Plant Buy-In Fee	flat per unit	14,729	662,805
HMB Sewer Collection Buy-In Fee	flat per unit	1,110	49,950
City - Storm Drainage Fee	.11/sf of lot (based on project)		14,375
City - Capital Outlay Fee	per bedroom schedule	106	4,770
City - Traffic Mitigation Fee	flat per unit	979	44,055
City - Park Facility Development Fee	990/bdrm	1,980	89,100
Subtotal Infrastructure, Impact & District Fees			1,274,555

ix. Totals

Total Fees for 45 Unit Multi-Family Model (total of subtotals above)	1,584,300
Total Fees per Unit (total from above / 45 units)	35,207